

Retail Investment Opportunity

2600 Nameoki Rd, Granite City, Illinois 62040
Madison County

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Property Description

Retail Investment For Sale

Investment Opportunity. Corporate Lease with Remaining Term Until 12/22 with 2 additional 5-year Extensions. Landlord Responsible for Property Taxes, Insurance and Major Structural. Located in Retail Corridor of Community.

Sale Price: \$335,000

Cap Rate: 9.8%

Basic Details

Listing No:	2185
Sale Or Lease:	For Sale
Property Type(s):	Investment, Retail, Retail - Freestanding
Building Size (Sqft):	7,315 Sqft.
Lot Size (Acres):	0.57 Acre(s)
Sale Price:	\$335,000
Sale Price Per Sqft:	\$45.80
CAP Rate:	9.80%
NOI:	\$32,852

Property Information

Parcel No:	22-2-20-17-15-401-003.00 2
Zoning:	C-5 Hwy Comm Dist
Zoning By:	Granite City
Complex:	Family Dollar
Property Tax:	\$12,424
Tax Year:	2018

Structural Data

Year Built:	1998
Roof:	Flat
Exterior:	Concrete Block
Floors:	1

Income and Expenses

Gross Rental Income:	\$50,000
Insurance:	\$2,724
CAM:	\$2,000